



Brownfields Assessment Demonstration Pilot

Las Vegas, NV

Outreach and Special Projects Staff (5101)

Quick Reference Fact Sheet

EPA's Brownfields Economic Redevelopment Initiative is designed to empower states, communities, and other stakeholders in economic redevelopment to work together in a timely manner to prevent, assess, safely clean up, and sustainably reuse brownfields. A brownfield is a site, or portion thereof, that has actual or perceived contamination and an active potential for redevelopment or reuse. Since 1995, EPA has funded more than 150 Brownfields Assessment Demonstration Pilots, at up to \$200,000 each, to support creative two-year explorations and demonstrations of brownfields solutions. The Pilots are intended to provide EPA, states, tribes, municipalities, and communities with useful information and strategies as they continue to seek new methods to promote a unified approach to site assessment, environmental cleanup, and redevelopment.

BACKGROUND

EPA has selected the City of Las Vegas for a Brownfields Pilot. The city has targeted four areas in downtown Las Vegas containing a large number of blighted sites. These areas contain the earliest land uses in the city limits and represent a cross-section of residential, commercial, entertainment, manufacturing, hotel, and specialty uses. When larger properties became available for development in profitable gaming ventures along the "Strip," the downtown area became less attractive to developers. Many of the properties used to service the downtown area, such as warehouses, distributors, and equipment yards, eventually fell into disrepair and were abandoned for larger sites south of the city limits.

The brownfields study area is home to most of the city's disadvantaged citizens. Las Vegas (population 29,911) is 56% minority, and more than 30% of its population lives below the poverty level. The Pilot area sits almost entirely within the City Redevelopment Area, and approximately 70% of the study area is within a federal Enterprise Community. Many of the most desirable parcels have been acquired, leaving environmentally impaired, underdeveloped parcels in a blighted condition.

PILOT SNAPSHOT



Las Vegas, Nevada

Date of Announcement:
May 1998

Amount: \$200,000

Profile: The Pilot targets four areas in downtown Las Vegas that are almost entirely within the City Redevelopment Area and a federal Enterprise Community.

Contacts:

Office of Business
Development
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Regional Brownfields Team
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Visit the EPA Region 9 Brownfields web site at:
<http://www.epa.gov/region09/waste/brown/>

For further information, including specific Pilot contacts, additional Pilot information, brownfields news and events, and publications and links, visit the EPA Brownfields web site at:
<http://www.epa.gov/brownfields/>

OBJECTIVES

The city's redevelopment objective is to realize the highest and best use of all parcels within the redevelopment area. Parcels that have been vacant and underdeveloped as a result of contamination or because they are near environmentally impaired sites will be the first priority. The objectives of the Pilot are to inform the general public and interested parties about the city's brownfields plans and to conduct the site assessment, testing, and evaluation necessary to carry out cleanup and redevelopment plans.

ACCOMPLISHMENTS AND ACTIVITIES

Activities planned as part of this Pilot include:

- Conducting environmental assessments at selected sites based upon current and historical land use information;
- Preparing an inventory of contaminated and potentially contaminated sites;
- Preparing risk-based corrective action plans for selected sites; and
- Establishing an outreach program for disadvantaged communities in the Pilot area.

The cooperative agreement for this Pilot has not yet been negotiated; therefore, activities described in this fact sheet are subject to change.